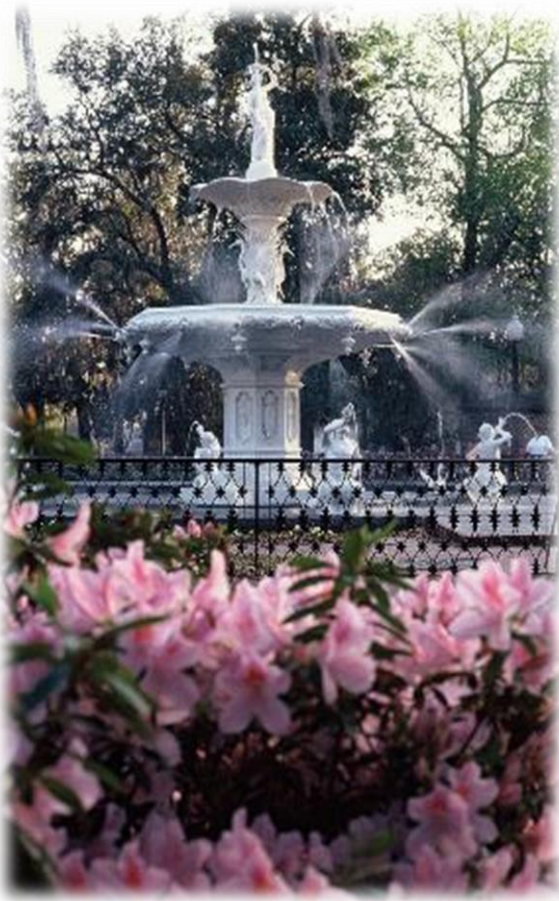


SHORT-TERM VACATION RENTALS: MANAGING GROWTH



Monday, May 22, 2017

AGENDA

- Review ground rules
- Highlight Council recommendations & timeline
- Review survey questions
- Discuss ideas on how to manage growth
 - Determine data needs
- Next steps



GROUND RULES

- Respect one another
- No finger pointing—address the issue not the individual
- One person speaks at a time
- Be concise, stay on topic (Parking Lot)
- Focus on discussion—not individual issues
- Keep an open mind
- If you disagree, propose a solution
- Utilize comment cards



COUNCIL RECOMMENDATION

- Continue to work with stakeholder groups to develop recommendations to:
 1. Manage growth
 2. Enhance administrative procedures
- Create 2 working groups on these topics to:
 - Analyzing data/maps
 - Developing survey of certified vacation rental owners
 - Researching best practices
 - Expanding/incentivizing use into blighted areas
 - Examine bed & breakfast homestays
- Report back to City Council with formal recommendation within 30-days:
 - Submit report in mid-June
 - Present to Council (July 6)



DRAFT SURVEY

1. Please select the response that best describes your STVR.
 - Primary Residence; 2nd Home; Business Investment; Other (please specify)
2. Which response best describes your reason for STVR ownership? (check all that apply)
 - Primary Income; Secondary Income; Meeting New People; Sharing my Neighborhood with Others; Investment Property; Plan to Retire; Other (please specify)
3. How many days a year do you rent your STVR?
 - under 30 days; 31-90 days; 91-180 days; more than 180 days
 -
4. How many days a year do you use your STVR for personal use?
 - Never; 1-30 days; 31-90 days; 91-180 days; more than 180 days
5. Are you present on the premises when guests stay in your STVR?
 - Yes, the STVR is on the same property as my primary residence; No
6. How often do greet your STVR guests on premises?
 - 100%; 75%; 50%; 25%; 0%



7. Please rank the months from 1-12 with 1 being the busiest month and 12 being the least busiest month.

8. Please rank the days of the week from 1-7 with 1 being the busiest day and 7 being the least busy day.

9. What are your minimum rental rates/night?

- below \$51; \$51-\$150; \$151-\$250; \$251-\$350; above \$351

10. What are your maximum rental rates/night?

- below \$51; \$51-\$150; \$151-\$250; \$251-\$350; above \$351

11. What is the primary purpose of your guests visit?

- Visits to Friends/Relatives; Business; Leisure; Business-Leisure

12. Please indicate the types of interaction you have experienced with STVR renters. (check all that apply)

- Cultural Exchange; Relationship Building with Guests; Noise Issues; Parking Issue; Trash; Crowding; Inappropriate behavior; Other (please specify)

13. How would you rate STVR regulations in the City? Please explain your rating.

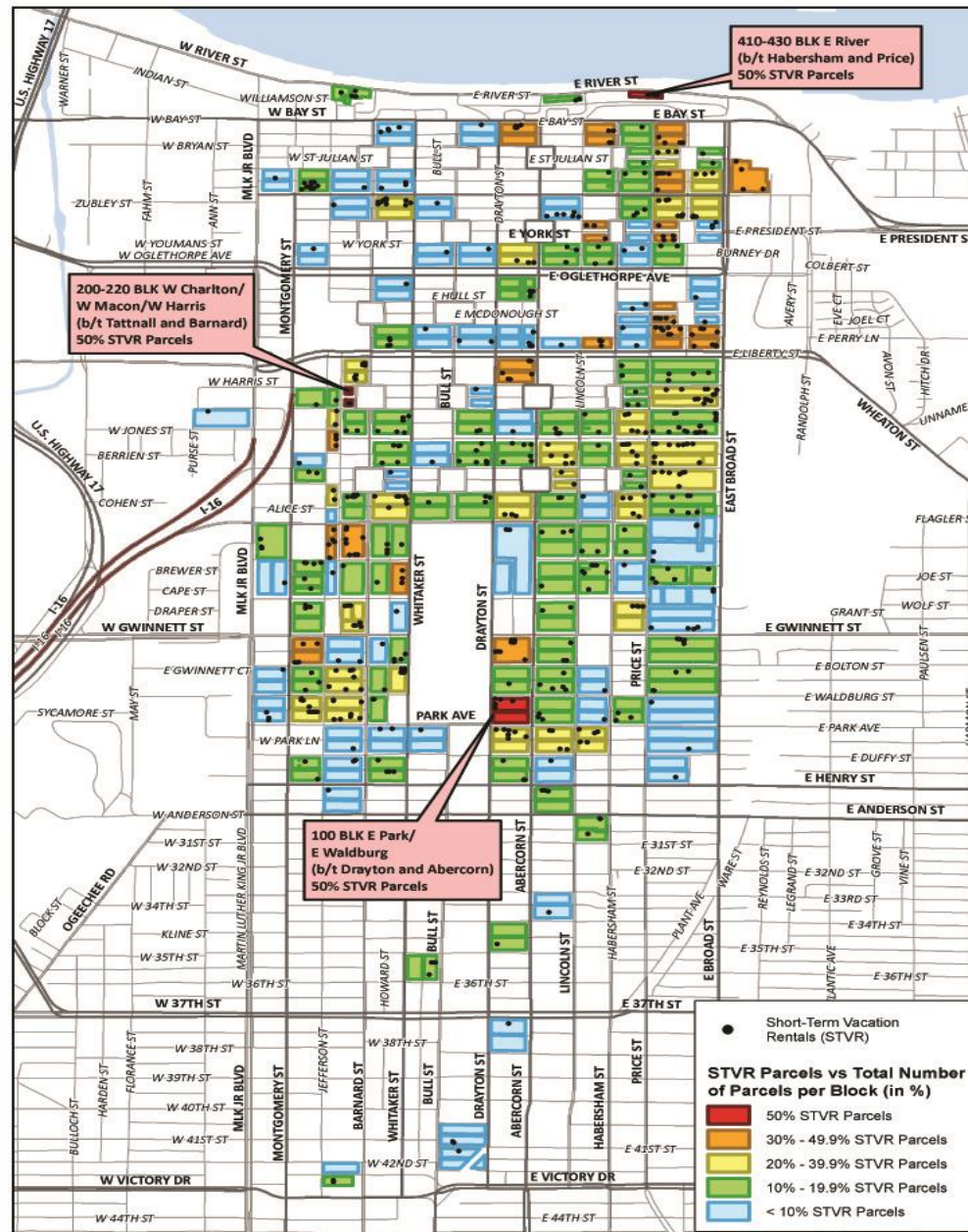


MANAGING GROWTH?

- **Caps on the number of STVRs by block and ward to prevent clustering**
- **Limit the number of STVR certificates issued**
 - Understand legal complexities
 - Examine maps and discuss data
 - Per block
 - Per ward
 - Per ward zones
 - What other data points should we consider



Blocks with Short-Term Vacation Rentals (in 31401)



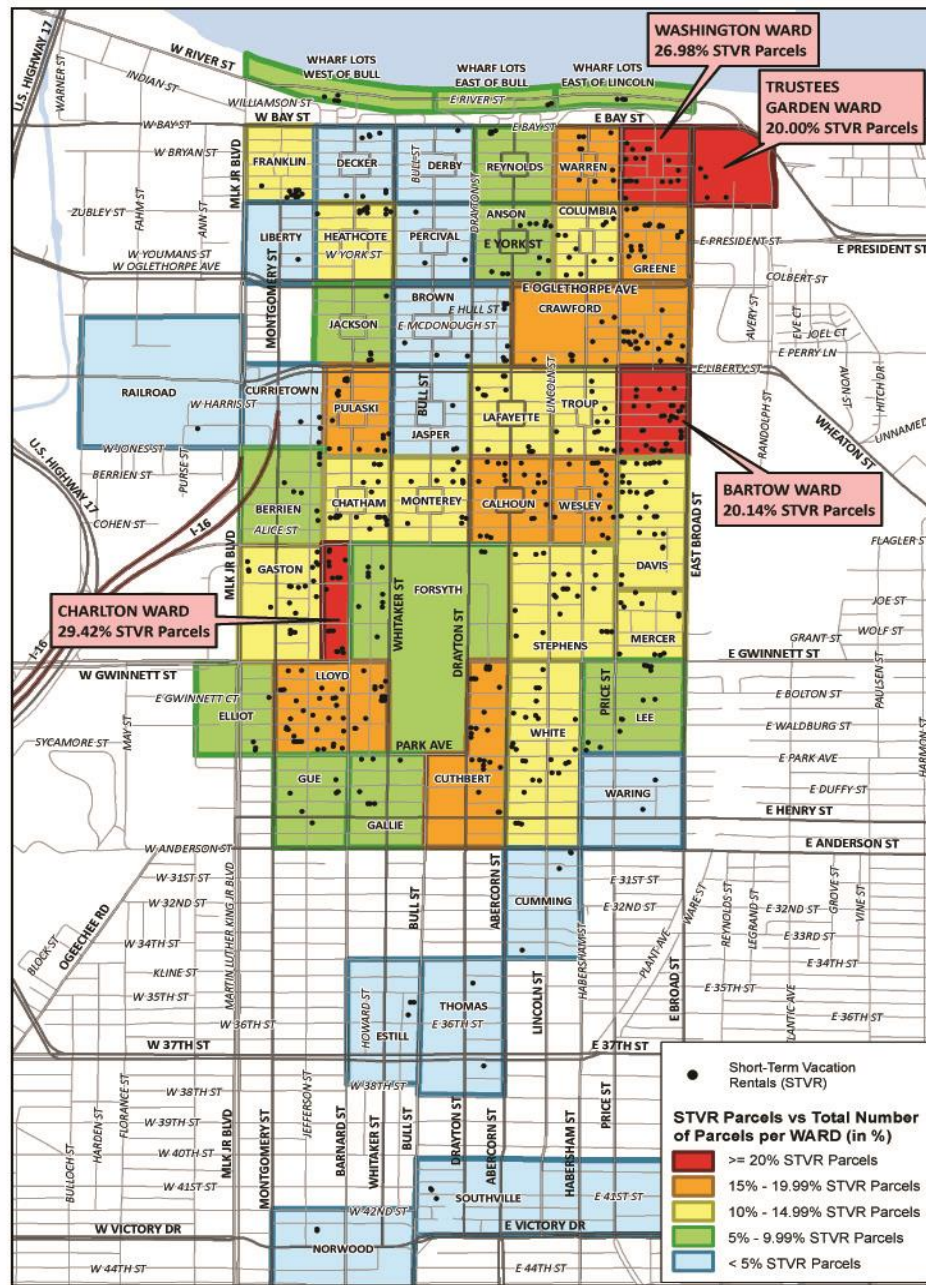
10 MARCH 2017

CITY OF
savannah

0 1,000 2,000 3,000 4,000 Feet



Wards with Short-Term Vacation Rentals (in 31401)



12 APRIL 2017



| WARD NAME | # OF PARCELS | # OF STVR PARCELS | ACTUAL # OF STVR UNITS | Ratio (STVR PARCELS/# OF PARCELS) | % STVR PARCELS | MAP LEGEND CATEGORY |
|-----------------|--------------|-------------------|------------------------|-----------------------------------|----------------|---------------------|
| CHARLTON WARD | 51 | 15 | 21 | 0.29411764706 | 29.41 | >= 20% STVR |
| WASHINGTON WARD | 63 | 17 | 20 | 0.26984126984 | 26.98 | >= 20% STVR |
| BARTOW WARD | 139 | 28 | 39 | 0.20143884892 | 20.14 | >= 20% STVR |
| TRUSTEES GARDEN | 20 | 4 | 12 | 0.20000000000 | 20.00 | >= 20% STVR |
| LLOYD WARD | 181 | 36 | 61 | 0.19889502762 | 19.89 | 15% - 19.99% STVR |
| CUTHBERT WARD | 107 | 21 | 30 | 0.19626168224 | 19.63 | 15% - 19.99% STVR |
| WARREN WARD | 48 | 9 | 10 | 0.18750000000 | 18.75 | 15% - 19.99% STVR |
| CALHOUN WARD | 88 | 16 | 18 | 0.18181818182 | 18.18 | 15% - 19.99% STVR |
| GREENE WARD | 95 | 17 | 19 | 0.17894736842 | 17.89 | 15% - 19.99% STVR |
| WESLEY WARD | 84 | 14 | 17 | 0.16666666667 | 16.67 | 15% - 19.99% STVR |
| PULASKI WARD | 96 | 15 | 22 | 0.15625000000 | 15.63 | 15% - 19.99% STVR |
| CRAWFORD WARD | 201 | 31 | 34 | 0.15422885572 | 15.42 | 15% - 19.99% STVR |
| CHATHAM WARD | 107 | 16 | 26 | 0.14953271028 | 14.95 | 10% - 14.99% STVR |
| STEPHENS WARD | 143 | 21 | 35 | 0.14685314685 | 14.69 | 10% - 14.99% STVR |
| DAVIS WARD | 205 | 29 | 36 | 0.14146341463 | 14.15 | 10% - 14.99% STVR |
| HEATHCOTE WARD | 86 | 11 | 12 | 0.12790697674 | 12.79 | 10% - 14.99% STVR |
| GASTON WARD | 126 | 16 | 21 | 0.12698412698 | 12.70 | 10% - 14.99% STVR |
| TROUP WARD | 96 | 12 | 14 | 0.12500000000 | 12.50 | 10% - 14.99% STVR |
| COLUMBIA WARD | 89 | 11 | 13 | 0.12359550562 | 12.36 | 10% - 14.99% STVR |
| WHITE WARD | 211 | 25 | 29 | 0.11848341232 | 11.85 | 10% - 14.99% STVR |
| MONTEREY WARD | 87 | 10 | 16 | 0.11494252874 | 11.49 | 10% - 14.99% STVR |
| MERCER WARD | 89 | 10 | 11 | 0.11235955056 | 11.24 | 10% - 14.99% STVR |
| FRANKLIN WARD | 85 | 9 | 18 | 0.10588235294 | 10.59 | 10% - 14.99% STVR |
| LAFAYETTE WARD | 105 | 11 | 13 | 0.10476190476 | 10.48 | 10% - 14.99% STVR |



MANAGING GROWTH?

- **If we were to have an owner-occupancy requirement in primarily mixed-use, residential areas:**
 - How do we define owner-occupant?
 - Should language include properties adjacent to owner's property?
- **Should we limit it to just one dwelling unit?**



MANAGING GROWTH?

- Examine occupancy rate
 - Currently 2 persons per bedroom with an additional 2 persons
 - 1 bedroom=4 persons
 - 2 bedrooms=6 persons
 - 3 bedrooms=8 persons



MANAGING GROWTH?

- **Limit rentals to x days a year**
 - Modify certificate system to provide a tiered system
 - Less than 90-days
 - 90-120 days
 - 121+ days



MANAGING GROWTH?

- **Parking requirement similar to inns:**
 - 8-3089 Minimum space requirements for off-street parking areas.
 - *Hotel; Motel; Inn* - 1 space for each guest or sleeping room or suite plus additional spaces as required for other functions such as bar, restaurant, etc. Where it can be demonstrated by the owner or operator that 15 percent or more of the overnight guests arrive by means other than a personal automobile, the guest parking space requirement may be reduced proportionately up to 25%



MANAGING GROWTH?

- **One certificate per parcel when there are multiple dwelling units?**
 - In more commercial districts where buildings have multiple dwelling units, the use would be limited to no more than two dwelling units or 50% of all dwelling units—whichever is less
 - No more than 6 dwelling units per building can be licensed as STVR at the same time (Chicago)
 - No more than 9 STVR shall be rented on one lot; 10+ STVRs require additional approval as accommodation (Charleston)



NEXT STEPS

- Next meetings:
 - Managing Growth: Tues, May 30, 1:00PM
 - Administrative Enhancements: Tues, May 30, 2:30PM
- Updates posted on: www.savannahga.gov/stvr
 - Updates on stakeholder meetings to include presentations & supporting documents
 - Meeting dates

